

Minutes of the Suffield Permanent Building Commission

Thursday, August 22, 2013

PBC Members Present

Joe Sangiovanni, Chairman
Glenn Neilson, Vice Chairman
Cathie Ellithorpe
Bill Gozzo
Kevin Goff

Absent PBC Members

None

Also Present

John Cloonan – Director of Public Works
Edward Arum – School System Consultant for Construction
Larry Plano – Schools Facilities Director
David Walencewicz – P&J Sprinkler Company
Steve Smith – Silver Petrucelli
Bob Banning – Silver Petrucelli
Tom Frenaye – Suffield citizen

Call to order: The meeting was called to order at 7:00 P.M.

Public Comment:

- None

Correspondence:

- None

Approval of Meeting Minutes

- Mr. Neilson made a motion (seconded by Mrs. Ellithorpe) to approve the PBC meeting minutes as written for Thursday, August 1, 2013. **4 for/1 abstention (Mr. Goff abstained because he was not present at the meeting) Motion carries.**
- Mr. Goff made a motion (seconded by Mr. Gozzo) to approve the PBC meeting minutes as written for Thursday, July 25, 2013. **Approved unanimously.**

High School Fire Pump Project

- Chairman Sangiovanni gave an update on the Fire Pump Project. He stated that Haynes Construction needs to provide the bond that was required by contract in order to proceed and have the permit reinstated.
- Mr. Paul Haynes of Haynes Construction responded by saying that the PBC relinquished the right to the bond. However, Chairman Sangiovanni stated that the PBC did not do that.
- First Selectman Ed McAnaney has given Chairman Sangiovanni and Mr. Cloonan direction to rebuild the fire pump.
- Mr. Jay Kurtz from Kohler Ronan prepared a schematic design that would remedy the deficiencies in the fire pump system. The PBC accepted those at the last meeting. Mr. Ignatius "Iggy" Kapalczynski, Fire Pump Consultant, reviewed the modifications and designs and stated that they are complete.
- Mr. David Walencewicz from P&J Sprinkler Company, an independent consultant, gave his professional opinion and discussed his thoughts on the project and how to proceed.
- Mr. Walencewicz gave suggestions on how to go about writing the RFP for the project.

- He suggested that because the backflow is still weeping, the PBC should consider a different model of backflow.
- He would also relocate the transformer.
- He would create an access area to the pipes in the floor (perhaps 2x6 pressure treated) instead of the poured concrete floor that is in there presently.
- In Mr. Walencewicz's opinion, a flow meter is a waste of money. It is not required by code, and it is not specific. (Chairman Sangiovanni stated that CT Water will not allow that. They originally wanted a storage tank, but later agreed to a test loop.)
- In order to rebuild the fire pump, the pump house will need to be lifted and the electrical will need to be disconnected.
- Mr. Walencewicz gave several suggestions and comments for writing the RFP:
 - have plans
 - contractors will want to do a site visit
 - there will be rigging involved and the house will need to be lifted
 - the electrical will need to be disconnected
 - there is the issue of reconnecting the temporary piping outside
 - the PBC will want to indicate the things that are not on the plan
 - along with the current plans, the bidding company should provide a plan to show what they are intending to do prior to doing it (What methods will be used?)
 - the phasing will need to be looked at and the project will have to be phased with the school schedule
 - the hired company should specifically state who they have on staff that will be working on the project
 - an electrical engineer may be needed
 - a detailed design needs to be provided by the bidder
 - one company should be chosen to do a detailed design, and that same company should do the construction as well
- Mr. Jay Kurtz is still the engineer of record and will need to approve the plan.
- Mr. Walencewicz will work with Mr. Cloonan next week to put together a draft of the RFP for this project.
- It will include going from a schematic design to a detailed design.
- The PBC would like a preliminary schedule – how long will it take to complete and how will it be sequenced?
- Another underground pressure test will have to be performed.
- The assumption of the bidding companies is that they are working with an existing fire pump.
- The RFP draft should be completed in approximately two weeks.

High School Agri-Science Large Animal Facility Project

- There has been no progress made on the punch list.
- Mr. Mark Roming of M R Roming Associates will be attending a Conservation Committee meeting to discuss the ground vegetation.

Kent Memorial Library Renovation Project

Mr. Bob Banning and Mr. Steve Smith from Silver Petrucelli gave an update on the progress for this project. (Mr. John Ireland was on vacation.)

Chairman Sangiovanni mentioned that they are trying to get grant money to pay for the new windows.

The Historic District Commission must have a role in the decisions about the new windows.

Mr. Smith mentioned that he has done more research with several window manufacturers, and the last time he presented to the PBC, he suggested the Old Castle Finn Wall. He contacted a company by the name of Sentech and they can provide a one-for-one system similar to Old Castle.

Mr. Smith mentioned that Sentech worked on a similar project – the Apple Store in New Haven.

Silver Petrucelli can put together some rendered elevations and a side by side comparison with the existing details and the new details prior to the joint meeting with the Historic District Commission. They will also get the finalized heights and dimensions and send them to the PBC before the joint meeting.

There was a discussion of the other parts of this project, while looking at the drawings.

The video contractor is coming to the KML on Saturday at 1:00 to video the ductwork. They will be scoping the entire duct system.

The existing transformer will be moved to the property line, near the existing paved surface, so CL&P has access to it.

Mr. Banning spoke with the Fire Marshall, and he stated that the current fire alarm panel should be replaced, along with a handful of devices such as smoke detectors, pull stations, etc. Chairman Sangiovanni agreed with this statement, commenting that the PBC should replace as much as they can all at once on this project.

The PBC will get back to Silver Petrucelli with a date for the joint meeting with the Historic District Commission.

After Silver Petrucelli receives the results from the ductwork video, they will put together a schedule and phasing plan.

Mr. Cloonan will get an A-2 survey for the Library for CL&P to show the property line.

Mr. Neilson and Mr. Gozzo left at this time.

Invoices

- There is a bill from Silver Petrucelli in the amount of \$900 for design of the Middle School (Phase 4 & 5) roof replacement; however, they do not have prints for the roof pitch at this time, so this invoice was tabled.
- Mr. Goff made a motion (seconded by Mrs. Ellithorpe) to pay the invoice from A + C Connection Inspection LLC for work performed at the Kent Memorial Library – the exploratory video inspection of the sanitary sewer – in the amount of \$750. **Approved unanimously.**
- Mr. Goff made a motion (seconded by Mrs. Ellithorpe) to pay the invoice from Silver Petrucelli in the amount of \$15,250 for 100% completion of the schematic design and 40% completion of the construction documents (but they are only billing for 25% this month) for architectural and mechanical design of renovations for the library. **Approved unanimously.**

Other Business

- None

Schedule Next Meeting

- The next meeting of the Suffield Permanent Building Commission will be on September 5, 2013.

Adjourn

- There was a motion made and seconded to adjourn at 9:18 PM.

Submitted by
Kelly Hawkins

Joseph J. Sangiovanni, Chairman

Chairman Signature